



**REAL ESTATE COMMITTEE AGENDA**  
**REAL ESTATE COMMITTEE MEETING OF: AUGUST 19, 2002**

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

PRESENT: COUNCILMEN MACK and WEEKLY

Also Present: DEPUTY CITY MANAGER BETSY FRETWELL, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, PUBLIC WORKS DEPUTY DIRECTOR JOHN McNELLIS, CITY CLERK BARBARA JO RONEMUS, and DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(3:04)

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**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: AUGUST 19, 2002**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action authorizing staff to enter into negotiations with Clark County, City of North Las Vegas and The Animal Foundation for a potential Animal Care Campus lease proposed to be located adjacent to the existing Lied Animal Shelter on parcel numbers 139-25-801-002-003 and 139-25-405-007 - Ward 3 (Reese)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

CLV received Lied's unsolicited proposal 7/19/02 requesting to implement an Animal Care Campus. Lied proposal requests to lease approximately 6-8 acres of land from CLV. The proposal describes the campus to include an extended stay adoption center, vet tech school and medical facility, a wellness clinic and special events community center. In addition, there would be space/facilities to allow other municipalities to locate their animal control services on campus to provide valley residents one central location to retrieve lost pets and participate in all other proposed services.

**RECOMMENDATION:**

Staff recommends approval to enter into negotiations

**BACKUP DOCUMENTATION:**

1. Proposal
2. Site Map

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WEEKLY recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.**

**MINUTES:**

COUNCILMAN MACK declared the Public Hearing open.

JOHN McNELLIS, Deputy Director, Public Works Department, indicated that the Real Estate and Asset Management Division staff received an unsolicited request from the Lied Animal

REAL ESTATE COMMITTEE MEETING OF AUGUST 19, 2002

Public Works

Item 1 – Discussion and possible action authorizing staff to enter into negotiations with Clark County, City of North Las Vegas and The Animal Foundation for a potential Animal Care Campus lease proposed to be located adjacent to the existing Lied Animal Shelter on parcel numbers 139-25-801-002-003 and 139-25-405-007

**MINUTES – Continued:**

Foundation to negotiate a partnership with the City, along with other agencies, to expand their current operation onto property immediately to the west and southwest of the current Animal Shelter. He requested authorization to commence negotiations.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:04 – 3:06)

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**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: AUGUST 19, 2002**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action authorizing staff to submit an application to the Bureau of Land Management (BLM) for 2.5 acres of land identified as parcel number 125-05-101-002 located in the vicinity of Moccasin Road and Fort Apache Road for a fire station (\$100 - Public Works/Real Estate/Rental of Land) - Ward 6 (Mack)

**Fiscal Impact**☐**No Impact****Amount: \$100**☒**Budget Funds Available****Dept./Division: Public Works/Real Estate**☐**Augmentation Required****Funding Source: PW Real Estate/Rental of Land****PURPOSE/BACKGROUND:**

The City has a BLM lease for a future fire station to be located on the SE corner of Moccasin/Ft. Apache. NV Power has to install a 500KV transmission line in the middle of our lease site. Therefore, CLV cannot build a fire station on that site as previously planned. An alternate site has been located and is directly south of the existing lease. This alternate site is 2.5 acres located in the vicinity of Moccasin/Ft. Apache.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Application

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WEEKLY recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.**

**MINUTES:**

COUNCILMAN MACK declared the Public Hearing open.

JOHN McNELLIS, Deputy Director, Public Works Department, explained that staff would like to obtain this property for a fire station that was going to be built on a piece of property immediately to the north of the site in question. However, Nevada Power is installing major high-voltage lines through that property. Staff recommends approval. COUNCILMAN MACK confirmed with MR. McNELLIS that he was referring to the Centennial Line.

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Public Works

Item 2 – Discussion and possible action authorizing staff to submit an application to the Bureau of Land Management (BLM) for 2.5 acres of land identified as parcel number 125-05-101-002 located in the vicinity of Moccasin Road and Fort Apache Road for a fire station (\$100 - Public Works/Real Estate/Rental of Land)

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:06 – 3:07)

**1-48**

**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: AUGUST 19, 2002**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Lease Agreement between the City of Las Vegas and Richards Family Trust parcel number 139-34-410-152 located at 707 South 4th Street and parcel number 139-34-410-153 located at 401 Garces Avenue (\$2,250 first year monthly rent Municipal Parking Enterprise Fund) - Ward 1 (M. McDonald)

**Fiscal Impact**☐**No Impact****Amount:** \$2,250 1st year monthly rent☒**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** Municipal Parking Ent. Fund**PURPOSE/BACKGROUND:**

The parcels are located in an area that has the capability to provide a needed area for parking for CLV employees serving the Development Service Center building. The parcels have remained vacant for decades and staff feels that establishing a ground lease would provide a needed service while assisting with the downtown revitalization process with improvements including paving, lighting, iron fencing and landscaping. The initial term is for 3 years with 1 renewal option of 2 years and 1 renewal option of 3 months.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Lease Agreement

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WEEKLY recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.**

**MINUTES:**

COUNCILMAN MACK declared the Public Hearing open.

JOHN McNELLIS, Deputy Director, Public Works Department, commented that this matter is for the purpose of actually entering into a lease agreement that was recently negotiated for the Richards Family Trust parcel to provide additional parking. The Field Operations Department will be improving the site with asphalt paving and street lighting. He noted that this lease will run concurrent with the remaining lease for the Downtown Service Center. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF AUGUST 19, 2002

Public Works

Item 3 – Discussion and possible action regarding a Lease Agreement between the City of Las Vegas and Richards Family Trust parcel number 139-34-410-152 located at 707 South 4th Street and parcel number 139-34-410-153 located at 401 Garces Avenue (\$2,250 first year monthly rent Municipal Parking Enterprise Fund)

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:07 – 3:08)

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**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: AUGUST 19, 2002**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☒

**CONSENT**

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**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action authorizing staff to submit an application to the Bureau of Land Management (BLM) for 40 acres of land identified as a portion of the parcel located on the southwest corner of Deer Springs Way and Alpine Ridge Way for a fire training facility and related fire departmental activity (\$100 - Public Works/Real Estate/Rental of Land) - County (near Ward 6 - Mack)

**Fiscal Impact**

☐

**No Impact**

**Amount: \$100**

☒

**Budget Funds Available**

**Dept./Division: Public Works/Real Estate**

☐

**Augmentation Required**

**Funding Source: PW Real Estate/Rental of Land**

**PURPOSE/BACKGROUND:**

In an effort to secure a site for a future fire training facility and related fire departmental activity, City Staff desires to make application for 40 acres of land in the northwest area of the City. This selected site is located on the southwest corner of Deer Springs Way and Alpine Ridge Way and located in an area where actual growth is occurring.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Application

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WEEKLY recommended this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.**

**MINUTES:**

COUNCILMAN MACK declared the Public Hearing open.

JOHN McNELLIS, Deputy Director, Public Works Department, advised that staff is seeking to acquire land to house a fire training center. This site is located immediately to the northwest of the Centennial High School site, which is much more appropriate because it is farther from R-E zoned property in the County. Staff recommends approval.



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Public Works

Item 4 – Discussion and possible action authorizing staff to submit an application to the Bureau of Land Management (BLM) for 40 acres of land identified as a portion of the parcel located on the southwest corner of Deer Springs Way and Alpine Ridge Way for a fire training facility and related fire departmental activity (\$100 - Public Works/Real Estate/Rental of Land)

**MINUTES – Continued:**

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:08 – 3:09)

**1-127**

**REAL ESTATE COMMITTEE AGENDA**  
**REAL ESTATE COMMITTEE MEETING OF: AUGUST 19, 2002**

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

**MINUTES:**

None.

(3:09)  
**1-162**

**THE MEETING ADJOURNED AT 3:09 P.M.**

Respectfully submitted: \_\_\_\_\_  
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK  
August 20, 2002